

**Call to Order:**

The meeting was called to order at 7:36 p.m. Present were Chair, Joan Duff, members Jay Doherty, Eric Macaux, John McDonnell, Vincent Chiozzi, and associate member Lelani Loder (arrived at 8:25 p.m.); also present were Paul Materazzo, Director of Planning and Jacki Byerley, Planner.

Ms. Duff, Chair, disclosed that all Board meeting are recorded and the minutes are published online, any input from the audience (including their names and addresses) will appear in the published minutes.

**321-325 Lowell Street:**

The Board opened the public hearings that were continued from the April 11<sup>th</sup> meeting on a Special Permit for a Major Non-Residential Project and a Special Permit for the Watershed Protection Overlay District to construct a 30,000 s.f. two-story professional office/medical clinic on applications submitted by Salvatore N. Lupoli. Rick Friberg of TEC representing the applicant gave an overview of the lighting, the sidewalk connection with Windsor Green, traffic patterns and their rights within the easement. He also noted that revised plans have been submitted; comments from the peer review were minor and have been addressed. Mr. Chiozzi expressed concern with traffic signalization and feels that a contribution to the signalization does not guarantee that the signalization will be built and he feels there is a problem with traffic in that area. The Board discussed the traffic, the 40B project and noted the applicant of a 40B project has agreed to install a traffic light as part of their mitigation. The Board suggested that staff talk with the IRS, the safety officer and DPW regarding the traffic and some members don't think it's fair to ask the applicant to pay for the complete cost of the traffic light. Mr. Chiozzi is still concerned with traffic and suggest they condition their approval and have the applicant pay for the signalization because if the 40B is not approved there will be no signal. Ms. Brown of TEC representing the applicant gave an overview of the traffic and noted the signalization will be warranted with full build-out at the IRS and the 40B project. Ms. Byerley noted that if the signalization is part the conditions of approval the 40B might withdraw the mitigation to install the traffic light. Mr. Friberg noted that their project represents 5 % of traffic; the Windsor Green represents 15% of the traffic and the IRS represents 75% of traffic in that area. He also noted that during peak hours there is a police detail. Salvatore Lupoli the applicant reviewed the traffic generated from his proposed project and noted he has a tight time-frame to relinquish his rights on the property. Ms. Byerley reviewed her memo to the Board dated April 24, 2012 including comments from ESS Group and DPW and noted DPW wants the test pits conducted now but noted there is no timing requirement for test pits to be conducted. Mr. Friberg noted that they would like to conduct the test pits prior to starting construction. On a motion by Mr. McDonnell seconded by Mr. Macaux the Board voted to close public hearings on a Special Permit for a Major Non-Residential Project and a Special Permit for the Watershed Protection Overlay District to construct a 30,000 s.f two-story professional office/medical clinic. **Vote:** Unanimous (5-0);

**321-325 Lowell Street:**

The Board took up the discussion on the deliberations of a Special Permit for a Major Non-Residential Project and a Special Permit for the Watershed Protection Overlay District to construct a 30,000 s.f two-story professional office/medical clinic on applications submitted by Salavatore N. Lupoli. Ms. Byerley reviewed her memo to the Board dated April 24, 2012 and noted conditions 1 through 21 are standard conditions; specific to this special permit are conditions starting on page 8. The Board reviewed the draft conditions outlined in Ms. Byerley's memo dated April 24, 2012 and in condition # 6 deleting (with the exception of the demolition of the existing structure). Mr. Materazzo reviewed the 40B 211 units Rolling Green mitigation with traffic. The Board discussed the traffic, the signalization, and IRS traffic detail. Ms. Byerley noted that the Board needs to determine if the contribution of 25K from the applicant is sufficient. Mr. Chiozzi noted he suggests that the applicant install the traffic light as part of his approval. The Board discussed Mr. Chiozzi suggestion and traffic in detail. On a motion by Mr. Macaux seconded by Mr. McDonnell made a motion to move that the Board, as the Special Permit Granting Authority for the Major Non-Residential Special Permit and Watershed Protection Overlay District Special Permit find that the proposed construction of a two-story professional office/medical clinic with a basement for storage totaling 30,000 square feet within the Watershed Protection Overlay District will not be unreasonably detrimental to the established or future character of the neighborhood and Town, and that such approvals are in harmony with the general purpose and intent of the Zoning Bylaw, and that the Board therefore approve the application by Salavatore Lupoli for the Special permits with conditions noted in the memo dated April 24, 2012 prepared by Jacki Byerley with one amendment to condition # 6 deleting the words “ (with the exception of the demolition of the existing structure)”. **Vote (4-1):** Mr. Doherty, Mr. McDonnell, Mr. Macaux and Ms. Duff voting yes and Mr., Chiozzi voting no.

**Gregory Circle:**

Ms. Byerley reviewed her memo to the board dated April 12, 2012. On a motion by Macaux seconded by Mr. McDonnell the Board voted to set the performance guarantee for Gregory Circle, which would serve six (6-lots) be set in the amount of \$56,800, that figure is valid if the guarantee is posted within (30) days. No Clearance Certificates will be issued until the performance guarantee has been secured and relevant conditions of approval have been completed. **Vote:** Unanimous (5-0)

**Town Meeting:**

Mr. Materazzo handed out the town meeting script of the Planning Board report of 2012 warrant article. He updated the Board on the Selectmen disapproval of Article 18 the Town yard.

**Minutes:**

On a motion by Mr. Macaux seconded by Mr. Doherty the Board voted to approve the minutes of March 13, 2012 as submitted. **Vote:** Unanimous (5-0)

**Adjournment:** The meeting was adjourned 8:50 p.m.